

# July 2025



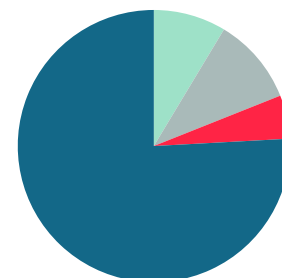
Area Delimited by County Of McIntosh - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Aug 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	July 2025	+/-%
Closed Listings	30	20	-33.33%
Pending Listings	24	24	0.00%
New Listings	34	60	76.47%
Median List Price	207,500	207,450	-0.02%
Median Sale Price	195,350	197,450	1.07%
Median Percent of Selling Price to List Price	94.45%	96.03%	1.67%
Median Days on Market to Sale	42.00	52.00	23.81%
End of Month Inventory	116	176	51.72%
Months Supply of Inventory	5.59	10.78	92.75%



■ Closed (8.62%)  
■ Pending (10.34%)  
■ Other OffMarket (5.17%)  
■ Active (75.86%)

**Absorption:** Last 12 months, an Average of **16** Sales/Month  
**Active Inventory** as of July 31, 2025 = **176**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2025 rose **51.72%** to 176 existing homes available for sale. Over the last 12 months this area has had an average of 16 closed sales per month. This represents an unsold inventory index of **10.78** MSI for this period.

#### Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **1.07%** in July 2025 to \$197,450 versus the previous year at \$195,350.

#### Median Days on Market Lengthens

The median number of **52.00** days that homes spent on the market before selling increased by 10.00 days or **23.81%** in July 2025 compared to last year's same month at **42.00** DOM.

#### Sales Success for July 2025 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 60 New Listings in July 2025, up **76.47%** from last year at 34. Furthermore, there were 20 Closed Listings this month versus last year at 30, a **-33.33%** decrease.

Closed versus Listed trends yielded a **33.3%** ratio, down from previous year's, July 2024, at **88.2%**, a **62.22%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### Real Estate is Local

#### Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

#### Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

#### Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

**MLS Technology Inc. -**

**Phone:** 918-663-7500

**Email:** support@mlstechnology.com

# July 2025



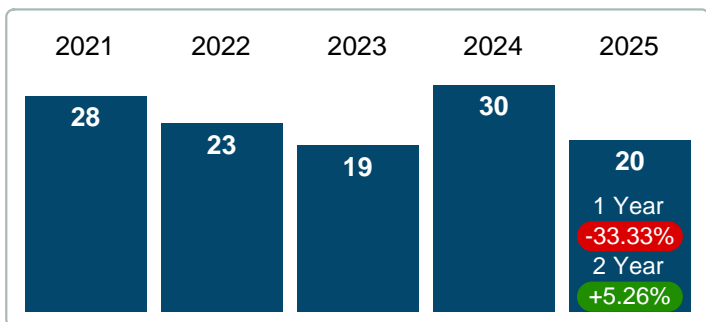
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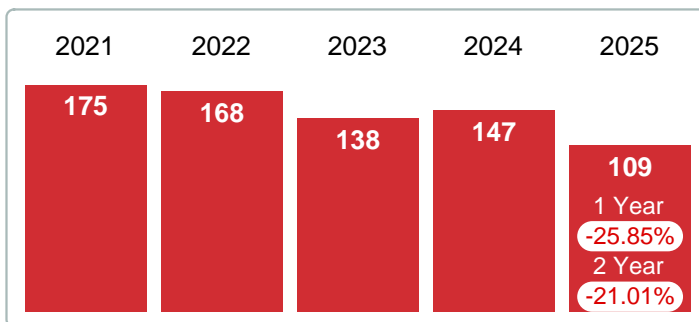
## CLOSED LISTINGS

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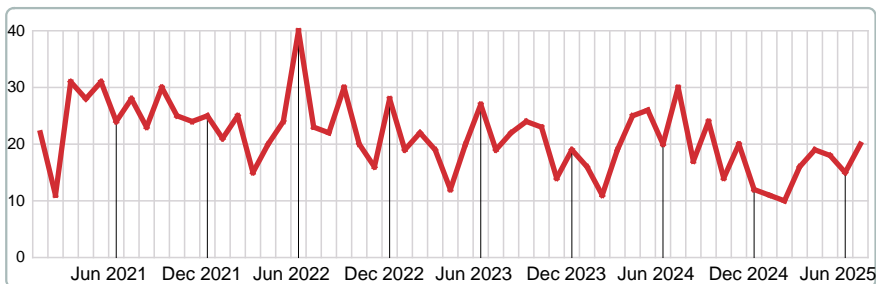
### JULY



### YEAR TO DATE (YTD)

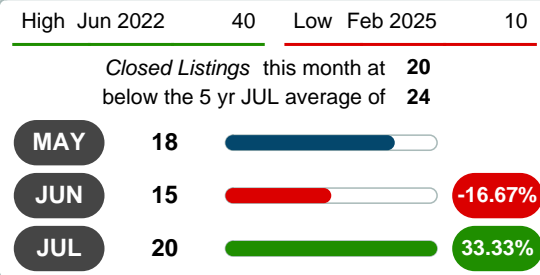


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 24



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	10.00%	114.5	1	0	1	0
\$100,001 - \$100,000	0	0.00%	114.5	0	0	0	0
\$100,001 - \$175,000	5	25.00%	57.0	2	1	2	0
\$175,001 - \$250,000	5	25.00%	43.0	0	5	0	0
\$250,001 - \$325,000	3	15.00%	46.0	0	0	3	0
\$325,001 - \$525,000	2	10.00%	132.0	0	1	0	1
\$525,001 and up	3	15.00%	40.0	0	3	0	0
<b>Total Closed Units</b>	<b>20</b>			<b>3</b>	<b>10</b>	<b>6</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>5,136,800</b>	<b>100%</b>	<b>52.0</b>	<b>291.00K</b>	<b>3.14M</b>	<b>1.22M</b>	<b>485.00K</b>
<b>Median Closed Price</b>	<b>\$197,450</b>			<b>\$110,000</b>	<b>\$219,950</b>	<b>\$215,000</b>	<b>\$485,000</b>

# July 2025



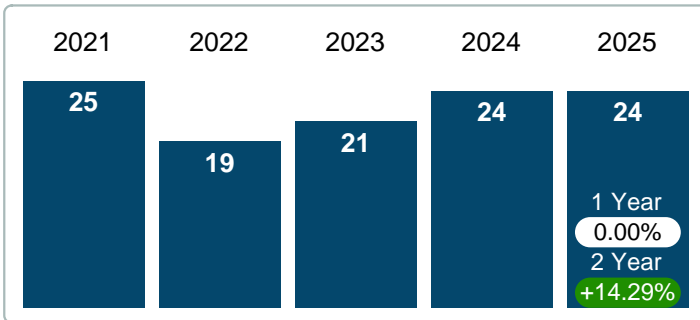
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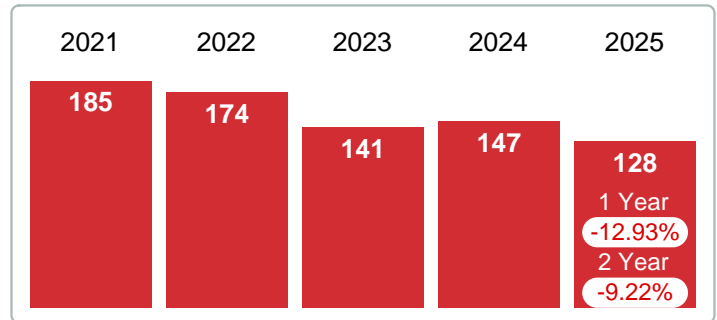
## PENDING LISTINGS

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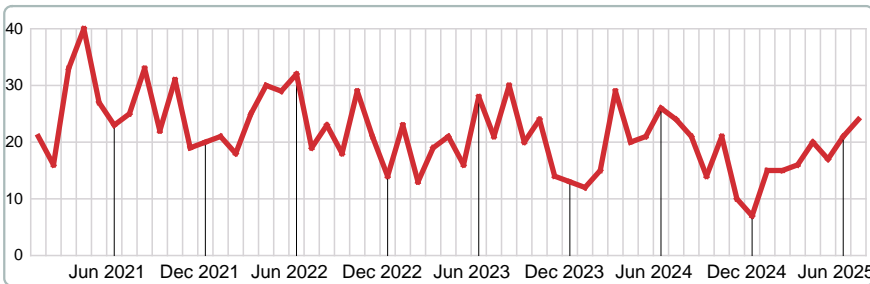
### JULY



### YEAR TO DATE (YTD)

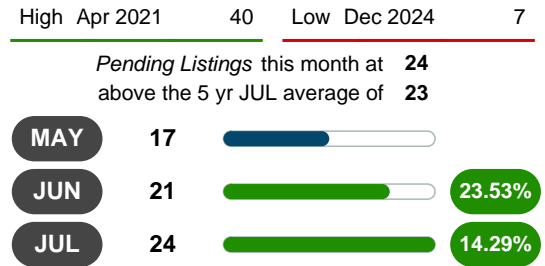


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 23



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	8.33%	83.5	0	2	0	0
\$75,001 - \$175,000	3	12.50%	61.0	0	2	1	0
\$175,001 - \$200,000	4	16.67%	62.5	3	0	1	0
\$200,001 - \$275,000	5	20.83%	87.0	2	2	1	0
\$275,001 - \$325,000	5	20.83%	124.0	0	3	2	0
\$325,001 - \$425,000	3	12.50%	36.0	0	2	1	0
\$425,001 and up	2	8.33%	38.5	0	0	1	1
<b>Total Pending Units</b>	<b>24</b>			<b>5</b>	<b>11</b>	<b>7</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>6,121,694</b>	<b>100%</b>	<b>58.0</b>	<b>1.05M</b>	<b>2.46M</b>	<b>2.12M</b>	<b>490.00K</b>
<b>Median Listing Price</b>	<b>\$249,950</b>			<b>\$195,500</b>	<b>\$239,999</b>	<b>\$285,000</b>	<b>\$490,000</b>

# July 2025



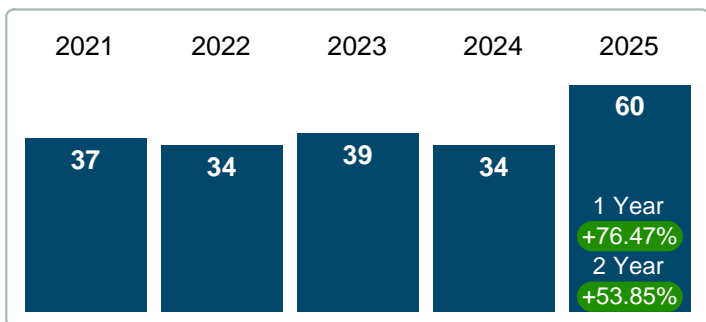
Area Delimited by County Of McIntosh - Residential Property Type



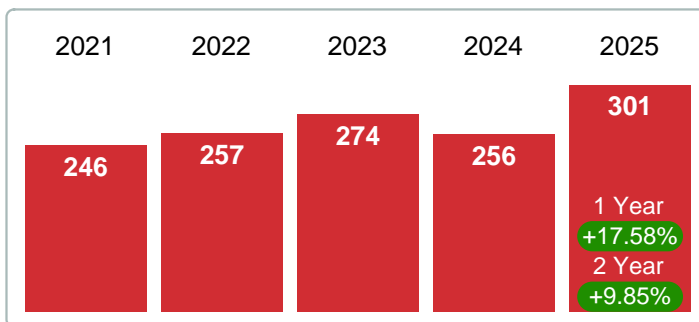
## NEW LISTINGS

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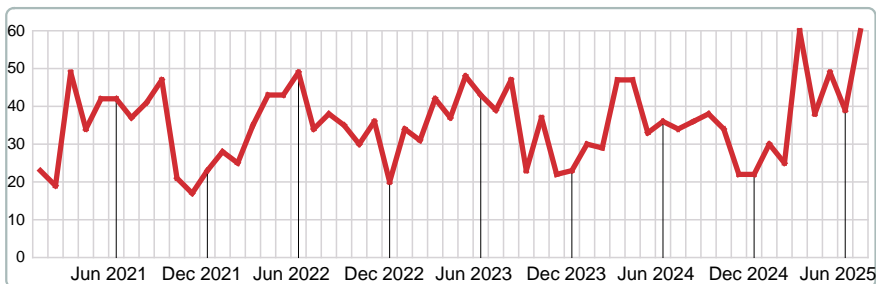
### JULY



### YEAR TO DATE (YTD)

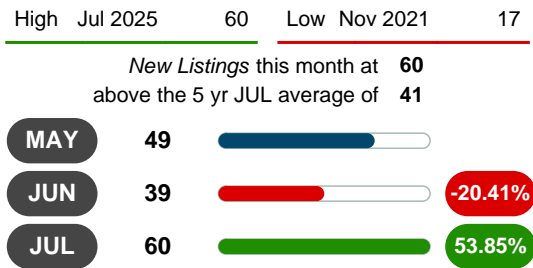


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 41



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	6.67%	2	2	0	0
\$100,001 - \$150,000	8	13.33%	5	3	0	0
\$150,001 - \$225,000	10	16.67%	6	4	0	0
\$225,001 - \$325,000	16	26.67%	5	9	2	0
\$325,001 - \$425,000	8	13.33%	1	4	3	0
\$425,001 - \$675,000	9	15.00%	3	3	2	1
\$675,001 and up	5	8.33%	0	2	2	1
<b>Total New Listed Units</b>	<b>60</b>		<b>22</b>	<b>27</b>	<b>9</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>19,637,598</b>	<b>100%</b>	<b>5.45M</b>	<b>8.35M</b>	<b>4.35M</b>	<b>1.49M</b>
<b>Median New Listed Listing Price</b>	<b>\$298,950</b>		<b>\$195,250</b>	<b>\$295,000</b>	<b>\$425,000</b>	<b>\$744,500</b>

# July 2025



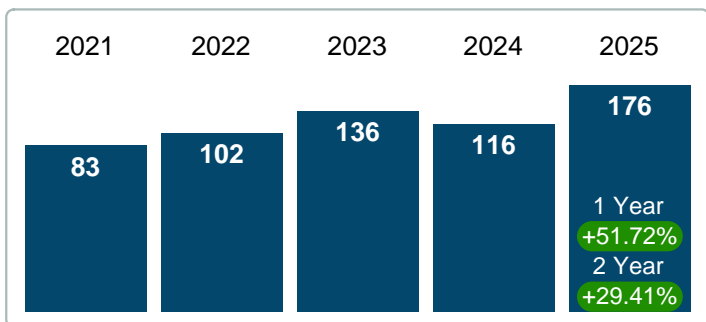
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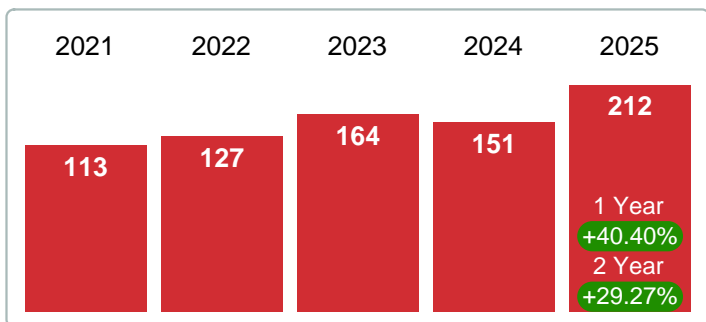
## ACTIVE INVENTORY

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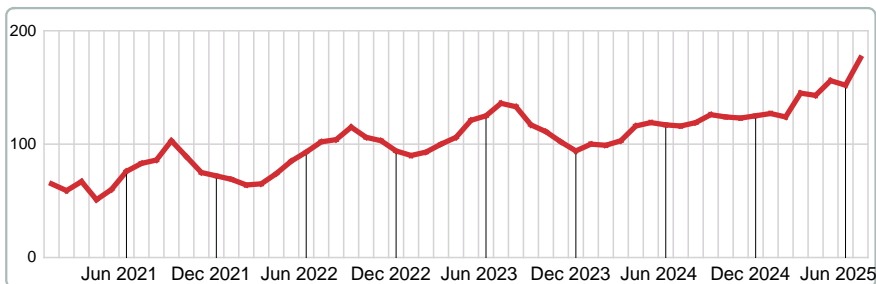
### END OF JULY



### ACTIVE DURING JULY



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 123

High Jul 2025 176 Low Apr 2021 51

Inventory this month at 176  
above the 5 yr JUL average of 123

- MAY 156
- JUN 152 (-2.56%)
- JUL 176 (15.79%)

### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	7.39%	87.0	10	3	0	0
\$100,001 - \$125,000	12	6.82%	70.0	10	2	0	0
\$125,001 - \$200,000	40	22.73%	62.5	16	22	2	0
\$200,001 - \$350,000	47	26.70%	49.0	11	27	9	0
\$350,001 - \$450,000	22	12.50%	62.5	2	13	6	1
\$450,001 - \$675,000	25	14.20%	85.0	6	9	8	2
\$675,001 and up	17	9.66%	86.0	0	7	7	3
Total Active Inventory by Units	176			55	83	32	6
Total Active Inventory by Volume	59,691,678	100%	64.0	11.44M	28.35M	15.54M	4.37M
Median Active Inventory Listing Price	\$292,400			\$159,000	\$285,000	\$434,500	\$699,500

# July 2025



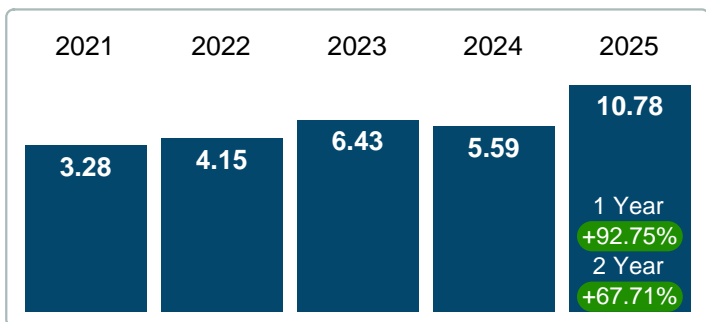
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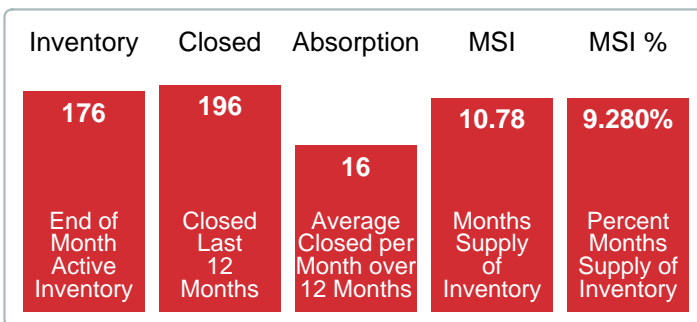
## MONTHS SUPPLY of INVENTORY (MSI)

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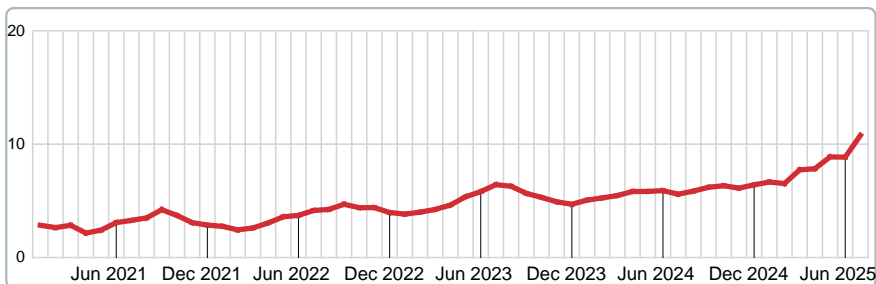
### MSI FOR JULY



### INDICATORS FOR JULY 2025

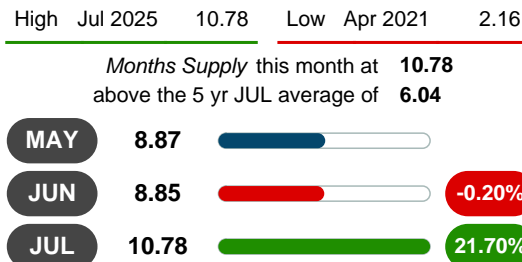


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 6.04



### MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI	%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7.39%	6.78	7.50	6.00	0.00	0.00
\$100,001 - \$125,000	6.82%	7.20	10.91	3.00	0.00	0.00
\$125,001 - \$200,000	22.73%	9.06	10.67	8.52	6.00	0.00
\$200,001 - \$350,000	26.70%	10.07	13.20	10.13	7.71	0.00
\$350,001 - \$450,000	12.50%	17.60	0.00	17.33	12.00	0.00
\$450,001 - \$675,000	14.20%	15.00	72.00	10.80	12.00	24.00
\$675,001 and up	9.66%	22.67	0.00	28.00	21.00	18.00
Market Supply of Inventory (MSI)		10.78	11.79	10.06	10.11	24.00
Total Active Inventory by Units		176	55	83	32	6

# July 2025



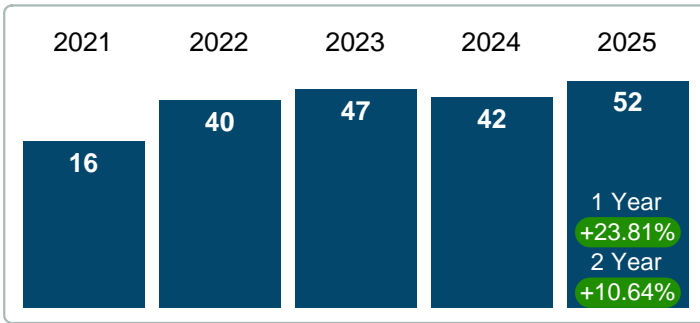
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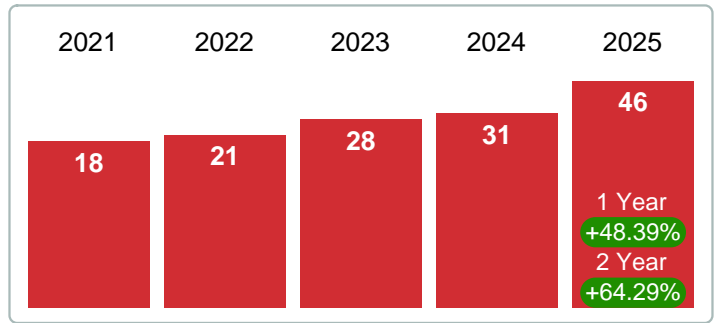
## MEDIAN DAYS ON MARKET TO SALE

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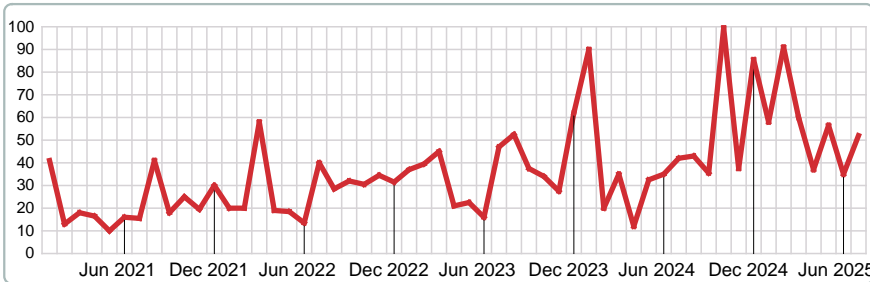
### JULY



### YEAR TO DATE (YTD)

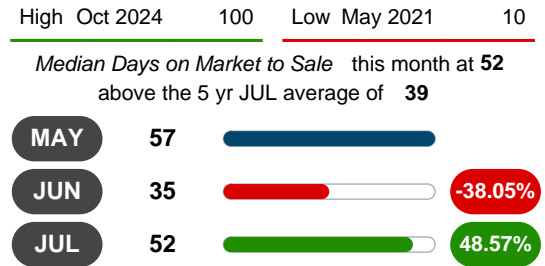


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 39



### MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10.00%	115	209	0	20	0
\$100,001 - \$100,000	0.00%	115	0	0	0	0
\$100,001 - \$175,000	25.00%	57	121	57	50	0
\$175,001 - \$250,000	25.00%	43	0	43	0	0
\$250,001 - \$325,000	15.00%	46	0	0	46	0
\$325,001 - \$525,000	10.00%	132	0	133	0	131
\$525,001 and up	15.00%	40	0	40	0	0
Median Closed DOM		52	194	50	38	131
Total Closed Units	100%	52.0	3	10	6	1
Total Closed Volume		5,136,800	291.00K	3.14M	1.22M	485.00K

# July 2025



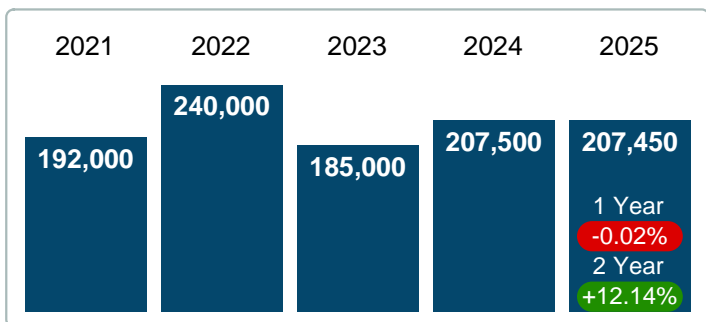
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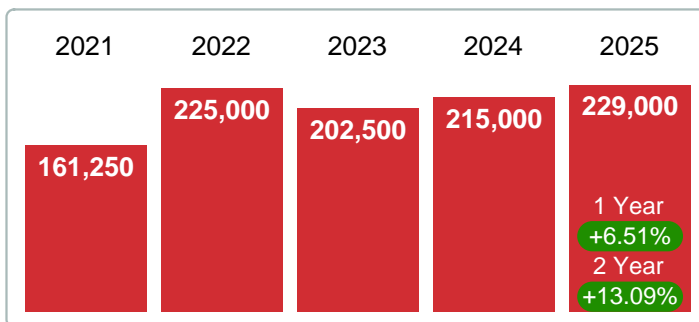
## MEDIAN LIST PRICE AT CLOSING

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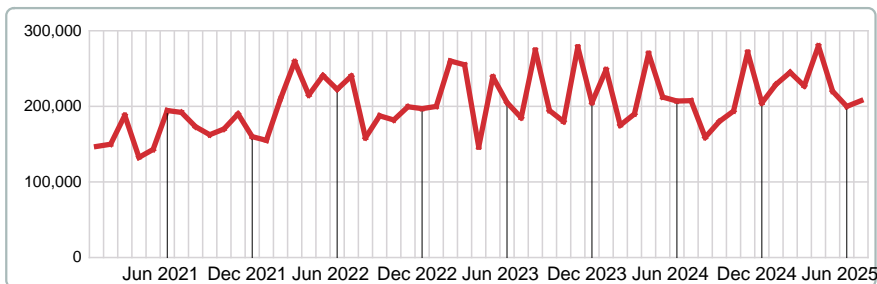
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

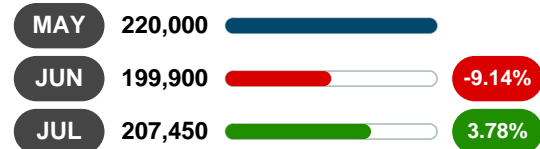


### 3 MONTHS

5 year JUL AVG = 206,390

High Apr 2025 280,000 Low Apr 2021 132,500

Median List Price at Closing this month at **207,450** above the 5 yr JUL average of **206,390**



### MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range	%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10.00%	83,250	69,000	0	97,500	0
\$100,001 - \$100,000	0.00%	83,250	0	0	0	0
\$100,001 - \$175,000	20.00%	127,500	123,500	130,000	130,000	0
\$175,001 - \$250,000	25.00%	195,000	0	199,950	178,000	0
\$250,001 - \$325,000	20.00%	282,450	0	288,500	282,450	0
\$325,001 - \$525,000	10.00%	432,450	0	0	365,000	499,900
\$525,001 and up	15.00%	575,000	0	575,000	0	0
<b>Median List Price</b>		<b>207,450</b>	<b>122,000</b>	<b>233,500</b>	<b>221,500</b>	<b>499,900</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>207,450</b>	<b>3</b>	<b>10</b>	<b>6</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>5,413,700</b>	<b>316.00K</b>	<b>3.26M</b>	<b>1.34M</b>	<b>499.90K</b>

# July 2025



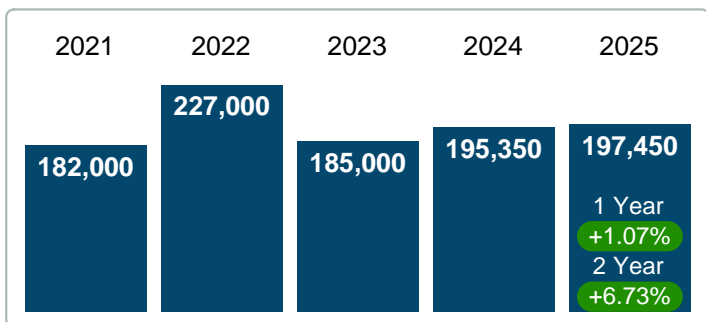
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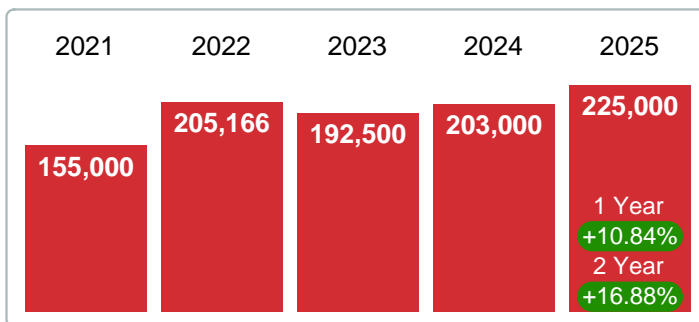
## MEDIAN SOLD PRICE AT CLOSING

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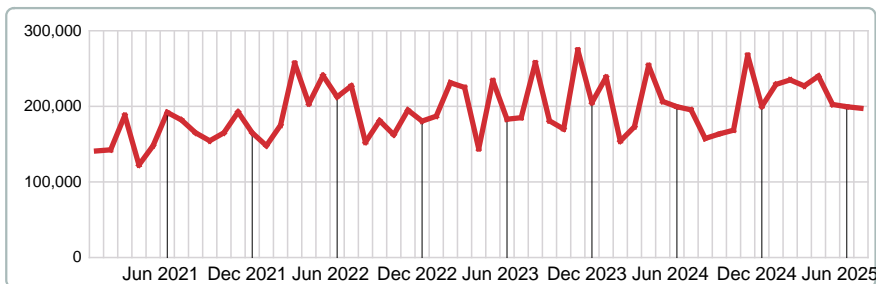
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 197,360

High Nov 2023 274,500    Low Apr 2021 122,500

Median Sold Price at Closing this month at **197,450**  
above the 5 yr JUL average of **197,360**

- MAY 202,500
- JUN 199,500 -1.48%
- JUL 197,450 -1.03%

### MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	10.00%	81,000	69,000	0	93,000	0
\$100,001 - \$100,000	0	0.00%	81,000	0	0	0	0
\$100,001 - \$175,000	5	25.00%	112,000	111,000	115,000	134,000	0
\$175,001 - \$250,000	5	25.00%	190,000	0	190,000	0	0
\$250,001 - \$325,000	3	15.00%	289,900	0	0	289,900	0
\$325,001 - \$525,000	2	10.00%	407,500	0	330,000	0	485,000
\$525,001 and up	3	15.00%	545,000	0	545,000	0	0
Median Sold Price			197,450	110,000	219,950	215,000	485,000
Total Closed Units		100%	197,450	3	10	6	1
Total Closed Volume			5,136,800	291.00K	3.14M	1.22M	485.00K

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Area Delimited by County Of McIntosh - Residential Property Type

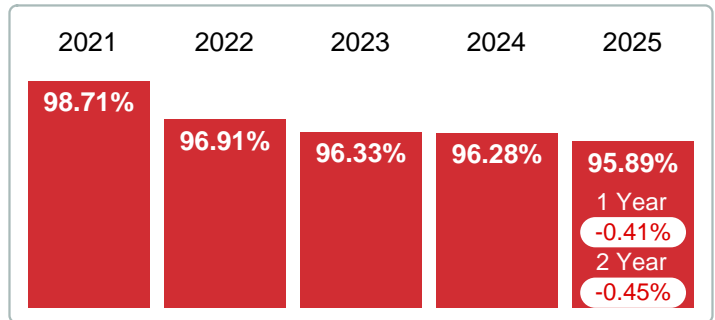
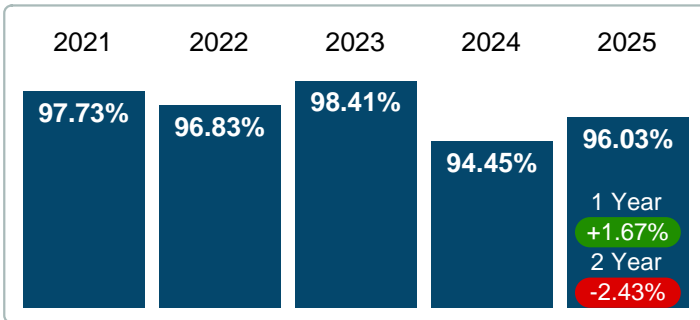


## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 11, 2025 for MLS Technology Inc.

### JULY

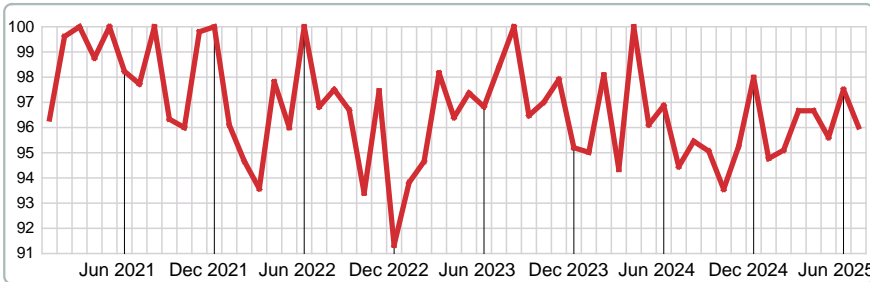
### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

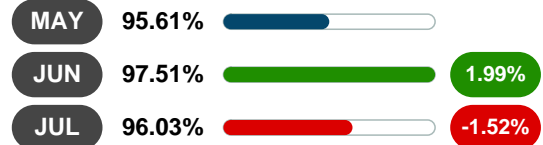
### 3 MONTHS

5 year JUL AVG = 96.69%



High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **96.03%**  
below the 5 yr JUL average of **96.69%**



### MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	10.00%	97.69%	100.00%	0.00%	95.38%	0.00%
\$100,001 - \$100,000	0	0.00%	97.69%	0.00%	0.00%	0.00%	0.00%
\$100,001 - \$175,000	5	25.00%	88.46%	89.90%	88.46%	85.96%	0.00%
\$175,001 - \$250,000	5	25.00%	97.04%	0.00%	97.04%	0.00%	0.00%
\$250,001 - \$325,000	3	15.00%	96.67%	0.00%	0.00%	96.67%	0.00%
\$325,001 - \$525,000	2	10.00%	100.07%	0.00%	103.13%	0.00%	97.02%
\$525,001 and up	3	15.00%	96.85%	0.00%	96.85%	0.00%	0.00%
Median Sold/List Ratio		96.03%		91.80%	96.94%	94.04%	97.02%
Total Closed Units		20	100%	3	10	6	1
Total Closed Volume		5,136,800		291.00K	3.14M	1.22M	485.00K

# July 2025



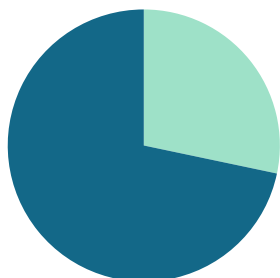
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

Report produced on Aug 11, 2025 for MLS Technology Inc.

### INVENTORY

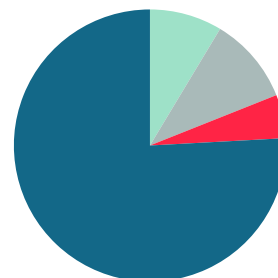


**Inventory**  
 New Listings  
**60 = 28.30%**  
 Start Inventory  
**152**  
 Total Inventory Units  
**212**  
 Volume  
**\$69,951,267**

### Market Activity

Closed Sales  
**20 = 8.62%**  
 Pending Sales  
**24 = 10.34%**  
 Other Off Market  
**12 = 5.17%**  
 Active Inventory  
**176 = 75.86%**

### MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	30	20	-33.33%	147	109	-25.85%
Pending Sales	24	24	0.00%	147	128	-12.93%
New Listings	34	60	76.47%	256	301	17.58%
Median List Price	207,500	207,450	-0.02%	215,000	229,000	6.51%
Median Sale Price	195,350	197,450	1.07%	203,000	225,000	10.84%
Median Percent of Selling Price to List Price	94.45%	96.03%	1.67%	96.28%	95.89%	-0.41%
Median Days on Market to Sale	42.00	52.00	23.81%	31.00	46.00	48.39%
Monthly Inventory	116	176	51.72%	116	176	51.72%
Months Supply of Inventory	5.59	10.78	92.75%	5.59	10.78	92.75%

**Absorption:** Last 12 months, an Average of **16** Sales/Month

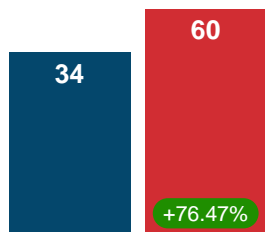
**Inventory** on July 31, 2025 = **176**

**2024** **2025**

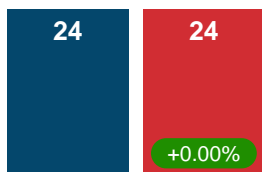
### JULY MARKET

### MEDIAN PRICES

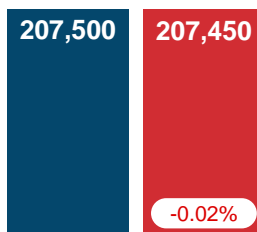
#### New Listings



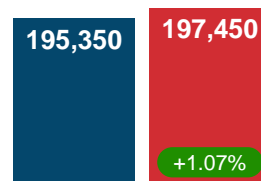
#### Pending Listings



#### List Price



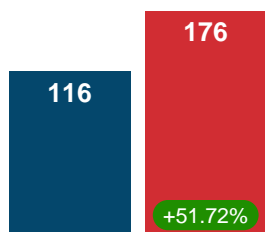
#### Sale Price



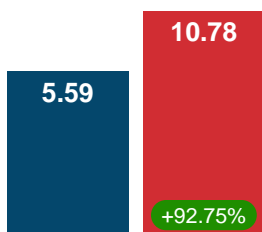
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

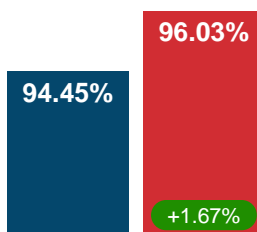
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

